

## **435 E. Morehead, Mayes House**

### **Proposed Scope of Rehabilitation Work**

#### **Garden Unit #01**

- A. Re-open existing bricked in window for natural light, ref Photo E1.004/G.003

*Standard 4: the closure of this opening is not significant in its own right*

- B. New 3x3 window adjacent to the Garden Door entry and aligning with window above, ref Photo E1.003/3A.

*Standard 9: This exterior alteration is on the back side of the East side elevation and shall not destroy historic materials that characterize the property. It will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

- C. New Metal Awning over existing door, ref. Photo E1.003/3A

*Standard 9: This exterior alteration is on the back side of the entry stair located on the east side elevation and will not destroy historic materials that characterize the property. The new work shall be differentiated from the old and will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

- D. Existing interior structural posts and beams will be left exposed after completion of work.
- E. Existing plumbing fixtures in basement will remain

\*Café areas will typically include a small sink, undercounter refrigerator and open shelving, or hutch above and will be designed/installed to appear set in place, as opposed to built-in.

\*Bathroom will have new 2" retro hex black & white flower, or dot pattern.

#### **First Floor Unit #1.1**

- A. Remove existing window & replace with door, transom is retained, ref Photo 100.01.

*Standard 10: the existing window, trim and sill shall be saved so that lower wall removal can be reversed. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

- B. Remove wall and door, ref Photo 100.03

*Standard 4: this is not an original wall or door, existing door and trim to be kept on site.*

- C. Build new solid wall to close off unit from lobby, ref. Photo 100.02

*Standard 4: the wall addition will replace glass wall currently in place and will reuse existing trim, and lobby ceiling wallpaper, patching as needed. The addition of this wall is not significant to any original structure.*

- D. Remove Pilaster, ref Photo 100.04.

*Standard 3: This is not an original Pilaster and creates a false sense of historical development.*

\*Unused existing door will be kept in place and secured closed. The wall will be finished on the unit side or room side least impacted by the visual removal of the opening.

\*Café areas will typically include a small sink, undercounter refrigerator and open shelving, or hutch above and will be designed/installed to appear set in place, as opposed to built-in.

\*Hardwood floors to remain. Original bathrooms will have new 2" retro hex black & white flower, or dot pattern.

### **First Floor Unit #1.3**

- A. Relocate existing door, ref Photo 100.07/100.08

*Standard 10: the existing door and trim shall be saved & relocated. Enclosing the door with a gypsum wall shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

*Standard 4: Remove existing cabinetry which is not original and not significant.*

- B. Enclose existing door on one side, ref Photo 100.06.

*Standard 10: the existing door shall not be harmed, and the new wall will be built behind in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

\*Café areas will typically include a small sink, undercounter refrigerator and open shelving, or hutch above and will be designed/installed to appear set in place, as opposed to built-in.

\*Hardwood floors to remain. Original bathrooms will have new retro hex black & white flower, or dot pattern.

## First Floor Unit #1.4

- A. Enclose existing door on one side, and add entry opening ref Photo 100.18/100.09/100.10/100.11

*Standard 10: the existing door and trim shall be saved. Enclosing the door with a gypsum wall shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Any trim for new opening shall be saved.*

- B. Enclose existing door on one side. Ref Photo 100.12

*Standard 10: the existing door and trim shall be saved. Enclosing the door with a gypsum wall shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Any trim for new opening shall be saved.*

\*Café areas will typically include a small sink, undercounter refrigerator and open shelving, or hutch above and will be designed/installed to appear set in place, as opposed to built-in.

\*Hardwood floors to remain. Original bathrooms will have new 2" retro hex black & white flower, or dot pattern.

## Second Floor Unit #2.1

- A. Remove existing closet wall, door, jamb, and trim, ref Photo 200.04

*Standard 10: the existing door and trim shall be saved shall be undertaken in such a manner that if replaced in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

- B. Remove existing wall, door, jamb, and trim, ref Photo 200.04 SIM. Provide cased opening. See plan.

*Standard 10: the existing door and trim shall be saved, and the opening will be cased @ head and jamb and shall be undertaken in such a manner that if replaced in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

\*Café areas will typically include a small sink, undercounter refrigerator and open shelving, or hutch above and will be designed/installed to appear set in place, as opposed to built-in.

\*Hardwood floors to remain. Original bathrooms will have new 2" retro hex black & white flower, or dot pattern.

## Second Floor Unit #2.2

- A. Remove existing wall, ref Photo 200.06

*Standard 10: the existing trim shall be saved shall be undertaken in such a manner that if replaced in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

\*Café areas will typically include a small sink, undercounter refrigerator and open shelving, or hutch above and will be designed/installed to appear set in place, as opposed to built-in.

\*Hardwood floors to remain. Original bathrooms will have new 2" retro hex black & white flower, or dot pattern.

## Second Floor Unit #2.3

- A. Remove existing closet wall, door, jamb, and trim, ref Photo 200.08

*Standard 10: the existing door and trim shall be saved shall be undertaken in such a manner that if replaced in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

\*Café areas will typically include a small sink, undercounter refrigerator and open shelving, or hutch above and will be designed/installed to appear set in place, as opposed to built-in.

\*Hardwood floors to remain. Original bathrooms will have new 2" retro hex black & white flower, or dot pattern.

## Second Floor Unit #2.4

- A. Remove existing closet wall, door, jamb, and trim, ref Photo 200.10

*Standard 10: the existing door and trim shall be saved shall be undertaken in such a manner that if replaced in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

- B. Remove existing wall, door, jamb, and trim, ref Photo 200.10

*Standard 10: the existing door and trim shall be saved shall be undertaken in such a manner that if replaced in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

- C. Remove existing door, jamb, and trim, ref Photo 200.10 SIM

*Standard 10: the existing trim shall be saved shall be undertaken in such a manner that if replaced in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

- D. Glass smoke separation wall between unit 2.4 and hall stair.

*Standard 10: the existing stair railing shall remain and glass wall installed in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

\*Café areas will typically include a small sink, undercounter refrigerator and open shelving, or hutch above and will be designed/installed to appear set in place, as opposed to built-in.

\*Hardwood floors to remain. Original bathrooms will have new 2" retro hex black & white flower, or dot pattern.

## **Attic Unit #2.4**

- A. New operable in-swing egress window, ref photo A.001/002

*Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

- B. New wall, door jamb and trim to match existing, ref photo A.004

*Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

- C. New full bath, ref photo A.003

*Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

\*Hardwood floors to remain. Original bathrooms will have new 2" retro hex black & white flower, or dot pattern.

## **General Development Notes:**

All doors, windows, and interior trim proposed to be removed and/or saved shall be securely preserved on the property and appropriately labeled as to their original location with a metal tag, or some other permanent, durable label.

All historic bathroom fixtures proposed for removal shall be securely preserved on the property and appropriately labeled as to their original location with a metal tag, or some other permanent, durable label.

DEMO PLAN KEYED NOTES

- A

REMOVE EXISTING MASONRY WALL
- B

CUT OPENING IN EXISTING MASONRY WALL FOR NEW 3' X 3' WINDOW. HEAD HEIGHT TO MATCH EXISTING DOOR, STONE SILL TO MATCH EXISTING.
- C

REMOVE ADDED MASONRY INFILL TO OPEN EXISTING WINDOW, MAINTAIN EXISTING OPENING SIZE FOR NEW WINDOW.

PLAN GENERAL NOTES

REFER TO SHEETS A2.1 FOR ALL PHOTO TAG KEYS

DEMO PLAN GENERAL NOTES

ALL EXISTING HISTORIC BASEMENT PLUMBING FIXTURES TO REMAIN.

PROPOSED PLAN KEYED NOTES

- 01

NEW FULL BATH
- 02

NEW FIXED WINDOW IN EXISTING OPENING
- 03

NEW AWNING WINDOW IN NEW OPENING
- 04

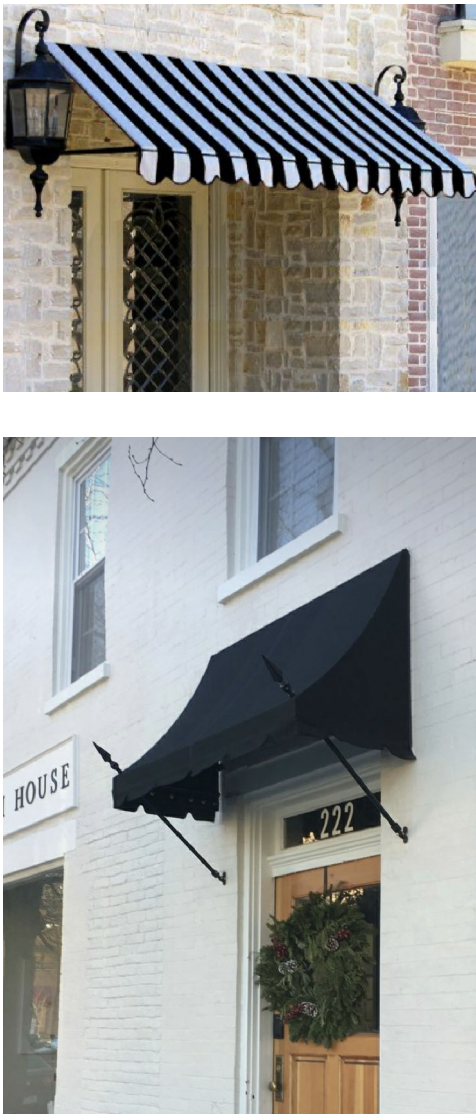
LIGHT GAUGE BLACK METAL AWNING WITH SCROLL BRACKETS OVER GARDEN UNIT REFINISHED AND RE-GLAZED EXISTING ENTRY DOOR
- 05

PROPOSED COMMON LAUNDRY AREA
- 06

UTILITY & MECHANICAL SPACE
- 07

EXISTING POSTS AND BEAMS TO REMAIN EXPOSED.
- 08

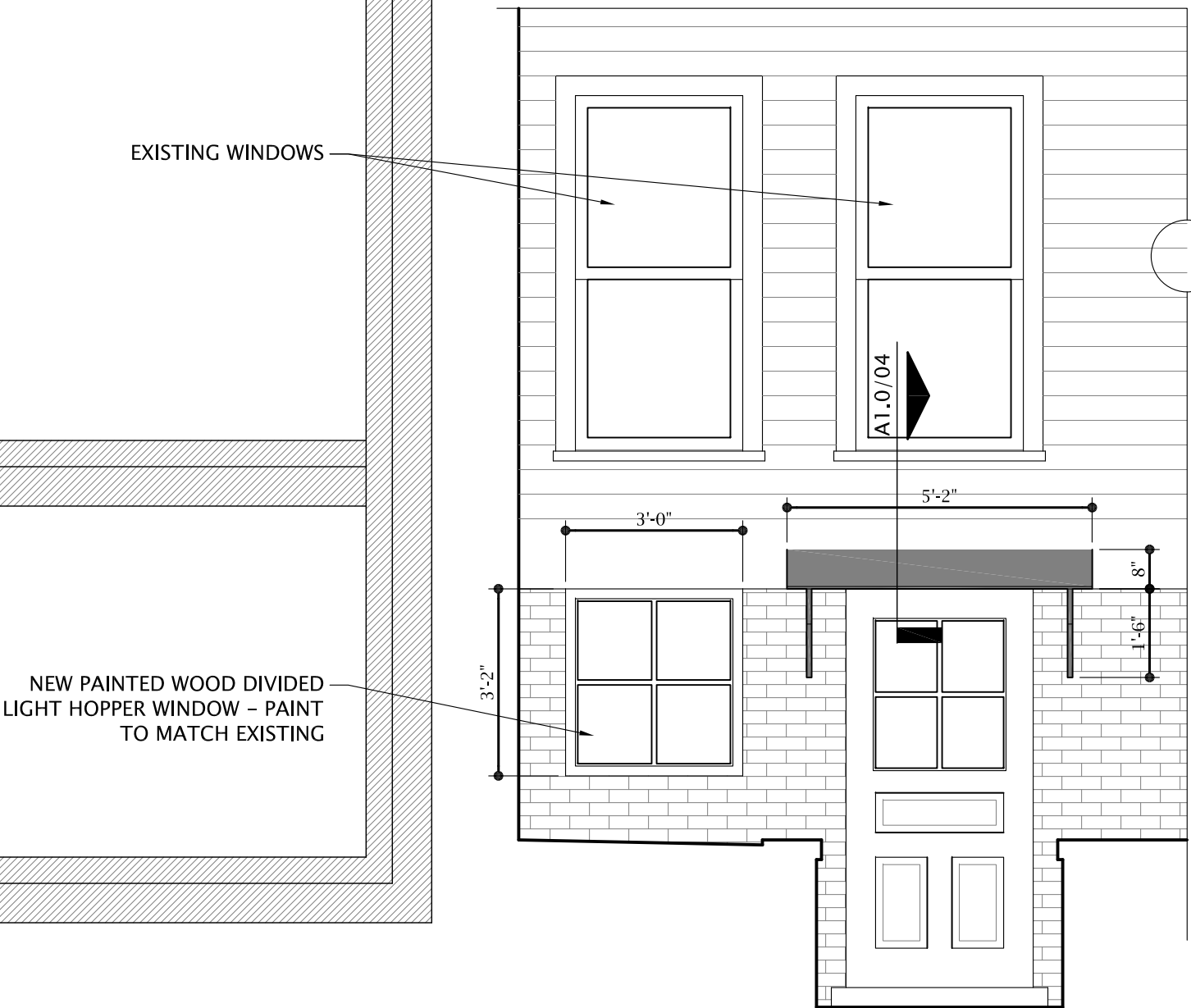
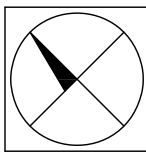
REBUILD EXISTING NON-HISTORIC ARCHED OPENING TO ADD CHASE FOR UNIT ABOVE



05 FABRIC AWNING EXAMPLES  
AWNING OPTION B

01 BASEMENT (GARDEN UNIT) DEMOLITION  
SCALE: 1/4" = 1'

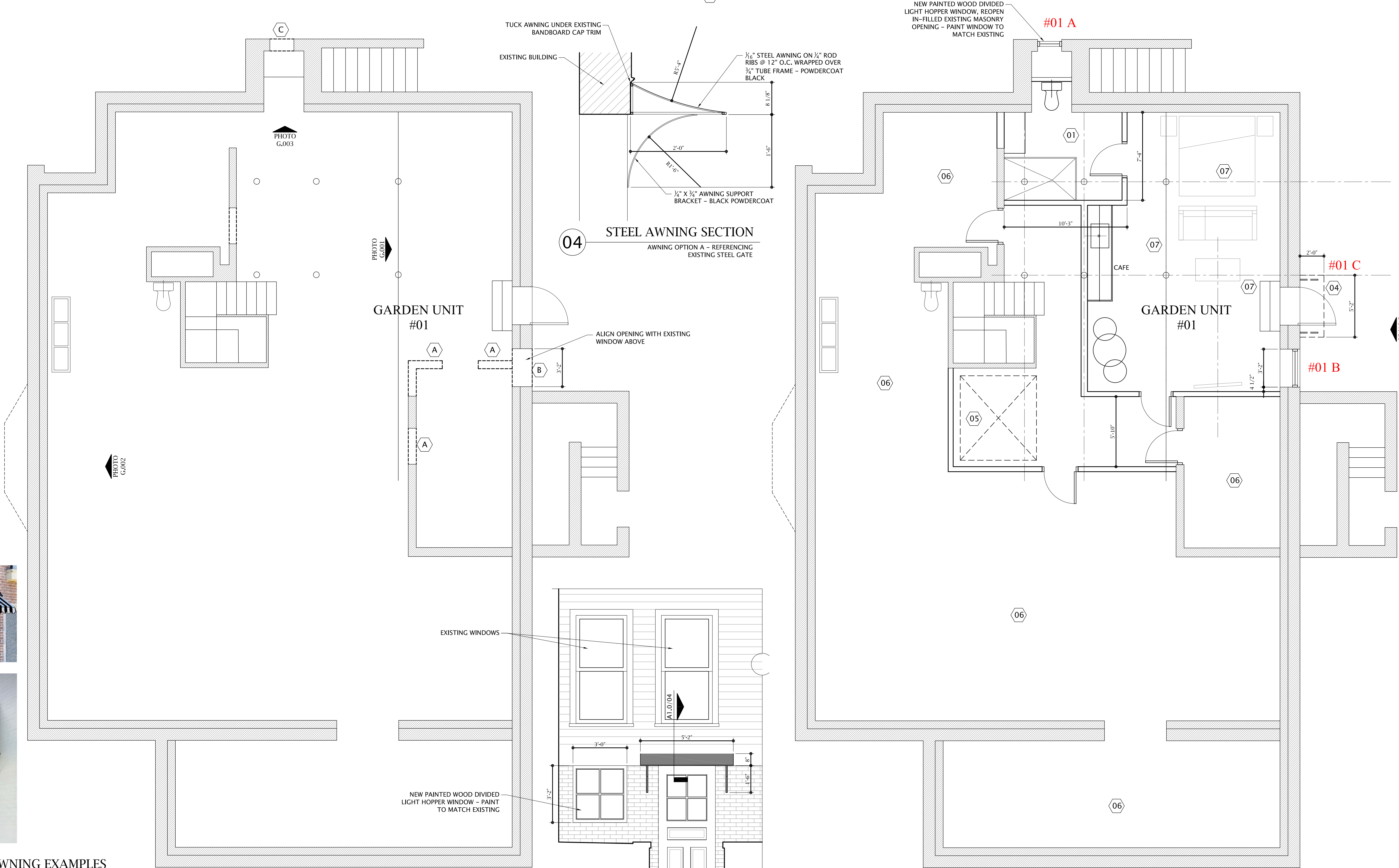
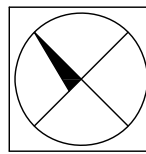
2' 1' 0 2'



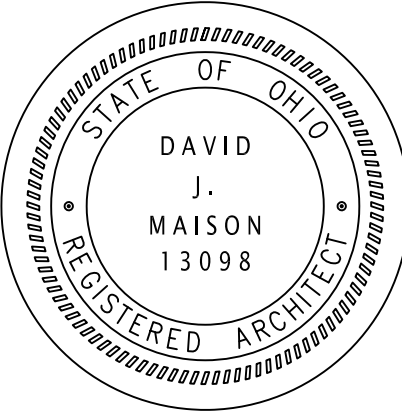
03 WINDOW & AWNING ELEVATION

02 BASEMENT (GARDEN UNIT) PROPOSED  
SCALE: 1/4" = 1'

2' 1' 0 2'



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DAVID J. MAISON  
LICENSE #13098  
EXP. DATE 12/31/2021

435 EAST MOREHEAD STREET  
The Historic Mayes House  
MULTI-UNIT RESIDENTIAL RENOVATION PROPOSAL  
345 EAST MOREHEAD STREET  
CHARLOTTE, NORTH CAROLINA 28202

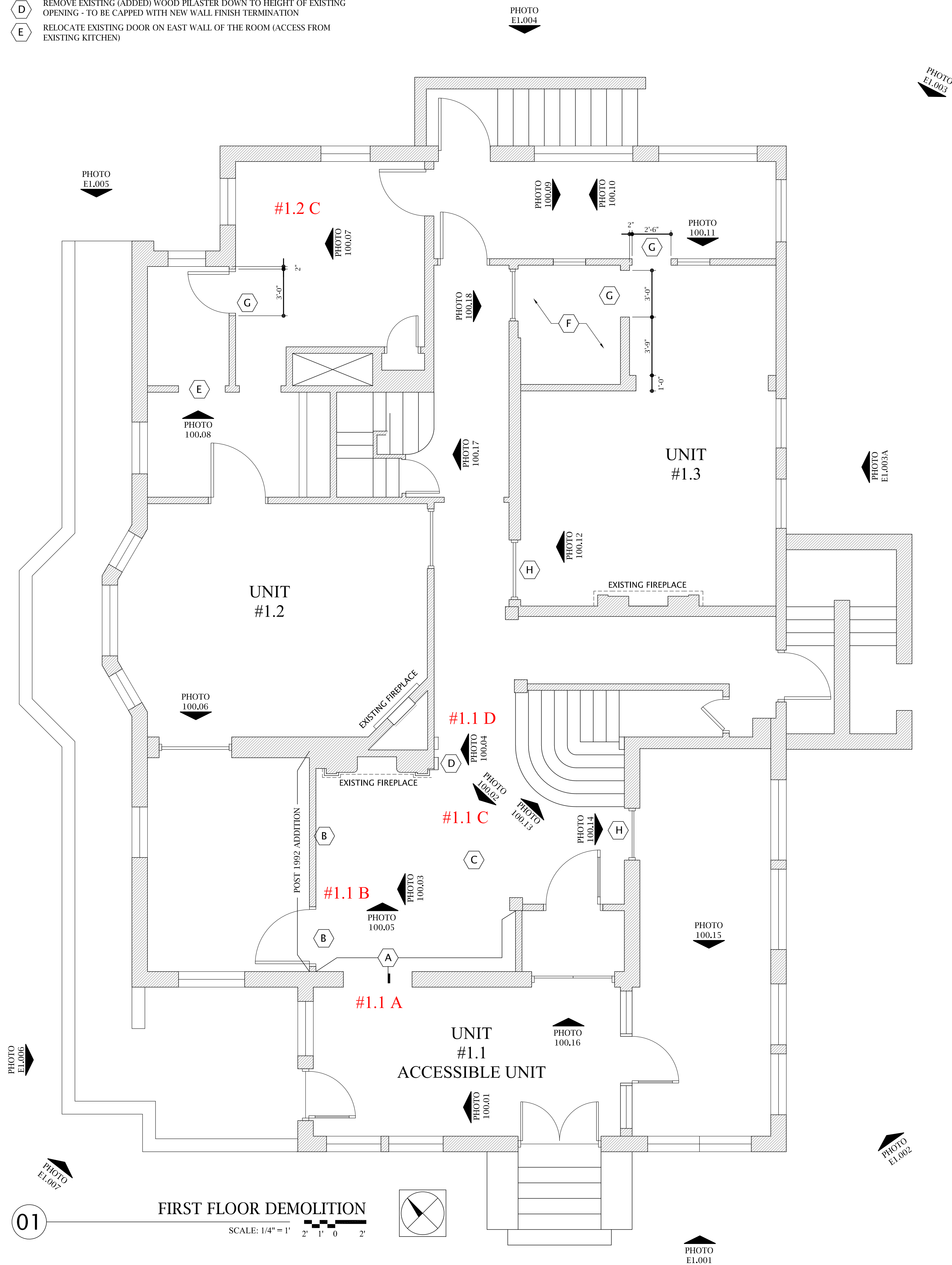
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PROJECT #: 201001

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BASEMENT FLOOR PLANS



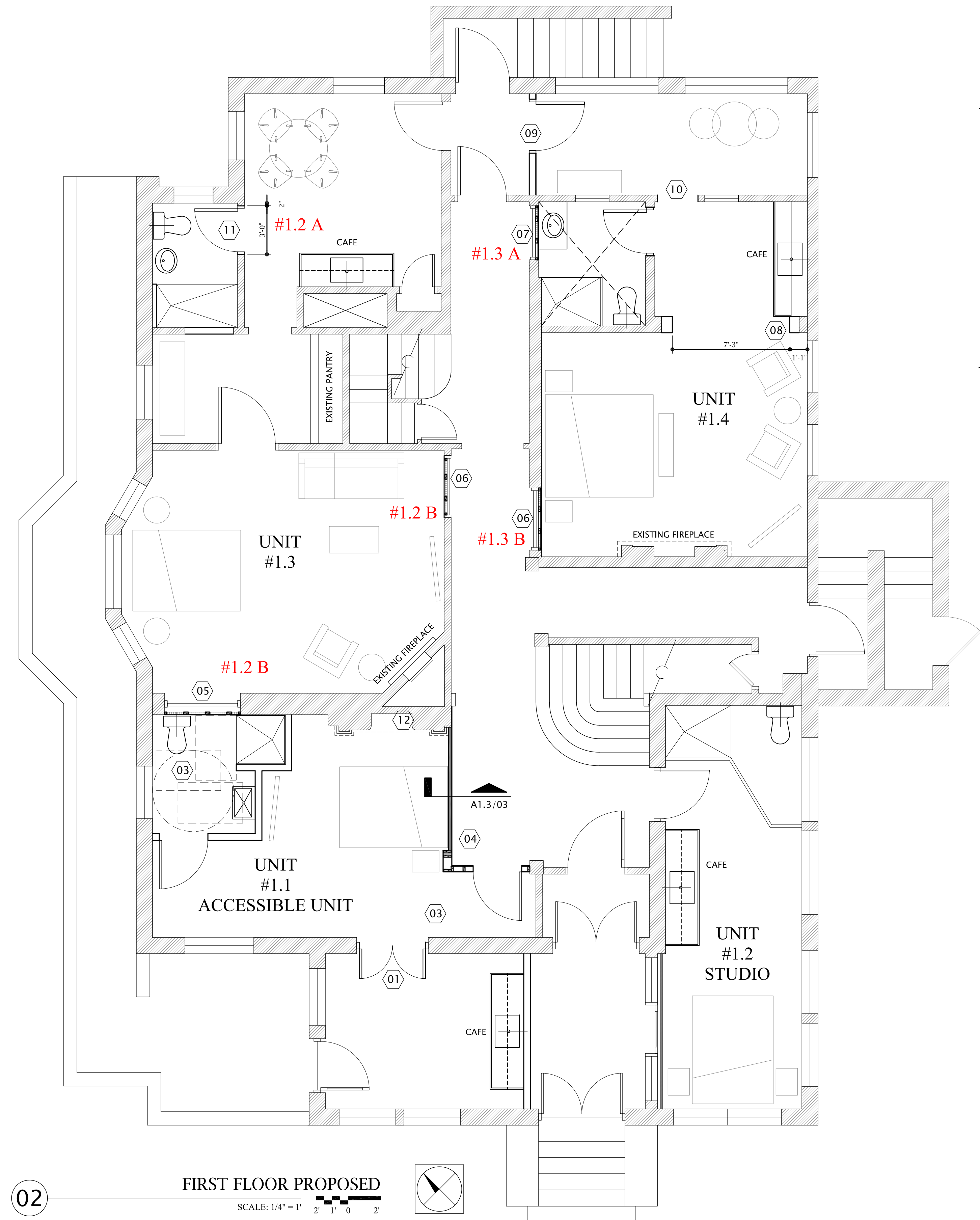
|   |   |                 |   |
|---|---|-----------------|---|
| A | REMOVE EXISTING WINDOW AND STOPS (UPPER TRANSOM WINDOW TO REMAIN), REMOVE BRICK MASONRY BELOW WINDOW. REMOVE AND SAVE WAINSCOT ON INTERIOR SIDE OF WALL AS SHOWN ON PLAN. | F               | REMOVE EXISTING POST 1992 TOILET ROOM TO BE REPLACED WITH NEW                   |
| B | REMOVE EXISTING WALL AND DOOR (WALL AND DOOR POST 1992 ADDITION - REF. F10003).   | G               | NEW OPENING IN EXISTING WALL.   |
| C | REMOVE EXISTING TOP & BOTTOM CHANNEL GLASS DIVIDING WALL AND GLASS DOOR ADDITION (POST 1992). REMOVE EXISTING NON-HISTORIC WOOD TRIM PILASTER.                            | H               | REMOVE AND SAVE EXISTING DOOR, ENCLOSE WITH GYPSUM WALL. TRIM TO MATCH EXISTING |
| D | REMOVE EXISTING (ADDED) WOOD PILASTER DOWN TO HEIGHT OF EXISTING OPENING - TO BE CAPPED WITH NEW WALL FINISH TERMINATION  | PHOTO<br>E1.004 |   |
| E | RELOCATE EXISTING DOOR ON EAST WALL OF THE ROOM (ACCESS FROM EXISTING KITCHEN)  |                 |   |



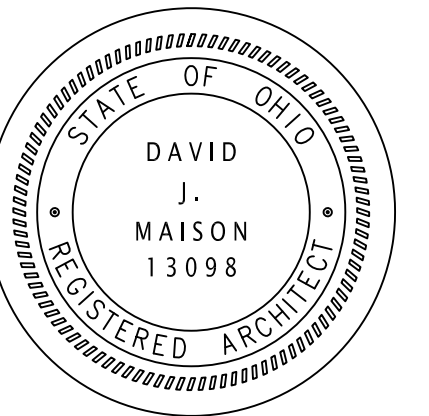
REFER TO SHEETS A2.0-2.2 FOR ALL PHOTO TAG KEYS

REMOVE ALL INTERIOR WALLPAPER ON WALLS AND CEILINGS UNLESS NOTED OTHERWISE (POST 1992 ADDITION).

|    |   |    |   |
|----|---|----|---|
| 01 | NEW PAIR OF 3 PANEL DOORS TO MATCH EXISTING ADJACENT DOOR CONSTRUCTION, STAIN TO MATCH ADJACENT DOOR ON BATHROOM SIDE AND WHITE TO MATCH EXISTING TRIM ON PORCH SIDE. | 07 | SECURE DOOR CLOSED AND EXPOSE ON HALL SIDE. INFILL OPENING ON ROOM SIDE WITH LIGHT FRAMING AND 3/4" GWB., CEMENT BOARD FOR TILE.                |
| 02 | NOT USED  | 08 | REBUILD EXISTING NON-HISTORIC ARCHED OPENING TO ADD CHASE FOR UNIT ABOVE  |
| 03 | NEW ADA BATHROOM  | 09 | NEW WALL WITH 6 PANEL DOOR TO MATCH ADJACENT KITCHEN DOOR AND SIDING ON PORCH SIDE TO MATCH EXISTING.   |
| 04 | NEW THIN WALL (SHAFTWALL CONSTRUCTION) MATCH EXISTING BASE, WAINSCOT, AND MOLDING ABOVE - SEE A1.3/03.  | 10 | NEW CASED OPENING   |
| 05 | SECURE DOOR CLOSED AND EXPOSE ON NORTH SIDE. INFILL OPENING ON SOUTH SIDE WITH LIGHT FRAMING AND 3/4" GWB., PAINT TO MATCH ADJACENT WALLS.                            | 11 | RELOCATED EXISTING DOOR   |
| 06 | SECURE DOOR CLOSED AND EXPOSE ON HALL SIDE. INFILL OPENING ON ROOM SIDE WITH LIGHT FRAMING AND 3/4" GWB., PAINT TO MATCH ADJACENT WALLS.                              | 12 | REMOVE EXISTING HEARTH TILE BELOW FREESTANDING SINK AND SAVE, GROUT AROUND NEW SUPPLY AND SANITARY LINES TO MATCH EXISTING - REF. PHOTO 100.05. |



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|            |        |
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| PROJECT #: | 201001 |
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# A.1

### FIRST FLOOR PLANS

DEMO PLAN KEYED NOTES

- A REMOVE EXISTING CLOSET WALL, DOOR, JAMB AND TRIM & SAVE
- B REMOVE EXISTING WALL, DOOR, JAMB AND TRIM AS DIMENSIONED, SAVE DOOR, JAMB AND TRIM.
- C REMOVE EXISTING WALL AS DIMENSIONED, SAVE BASEBOARD
- D REMOVE EXISTING DOOR, JAMB AND TRIM & SAVE.

DEMO PLAN GENERAL NOTES

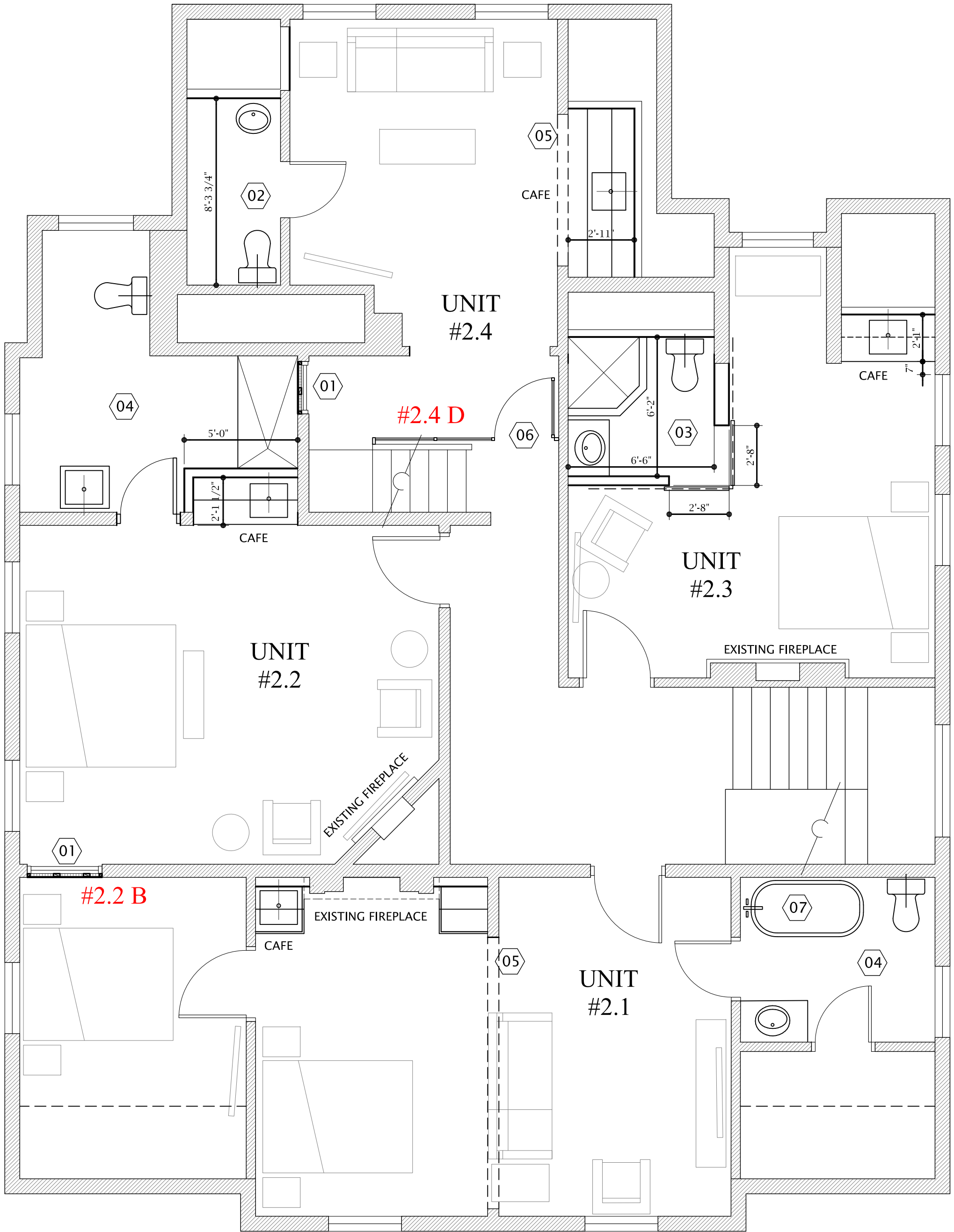
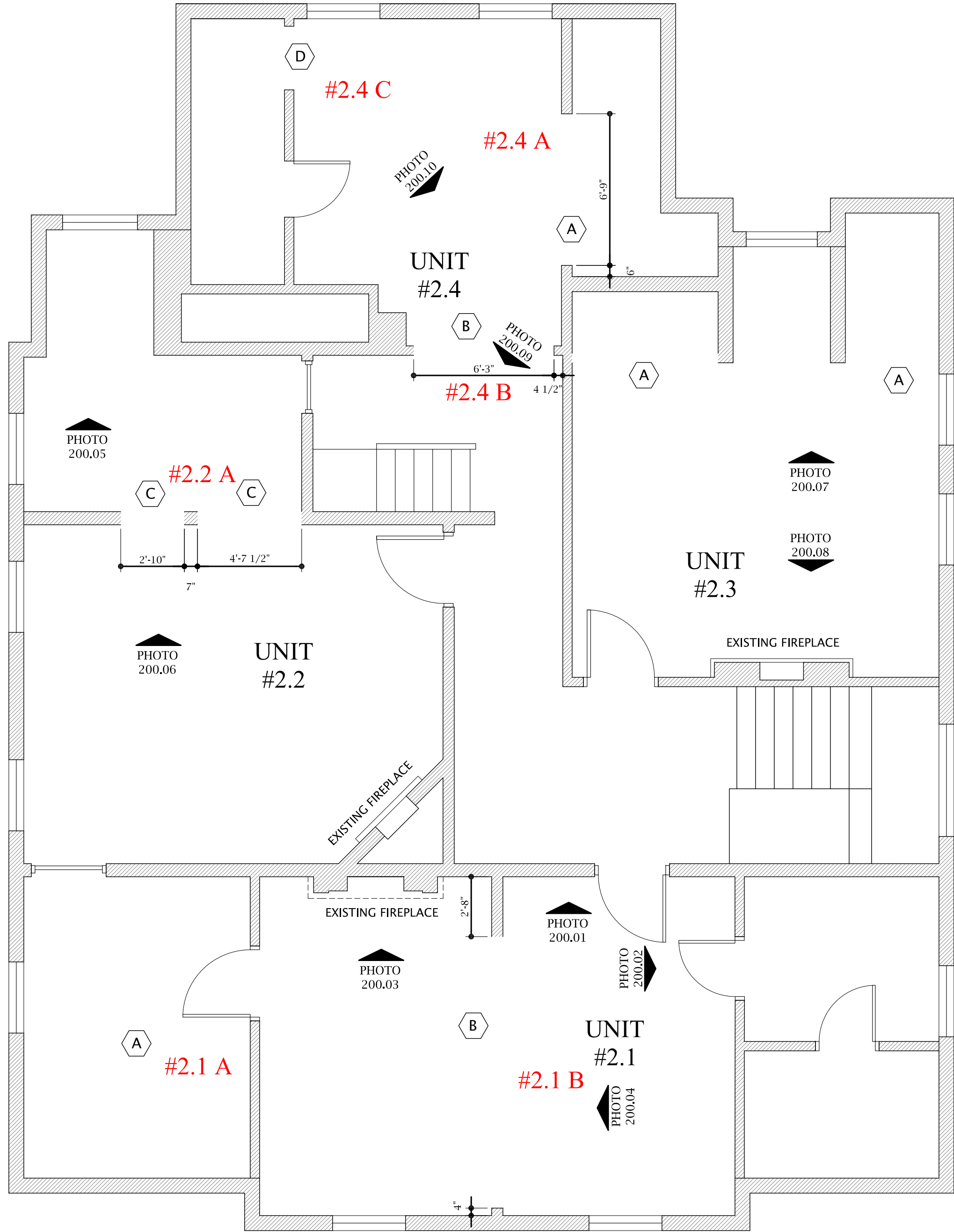
REMOVE ALL INTERIOR WALLPAPER ON WALLS AND CEILINGS UNLESS NOTED OTHERWISE (POST 1992 ADDITION).

PLAN GENERAL NOTES

REFER TO SHEETS A2.3 FOR ALL PHOTO TAG KEYS

PROPOSED PLAN KEYED NOTES

- 01 SECURE DOOR CLOSED AND EXPOSE ON HALL SIDE. INFILL OPENING ON ROOM SIDE WITH LIGHT FRAMING AND 3/4" GWB., PAINT TO MATCH ADJACENT WALLS.
- 02 NEW HALF BATH
- 03 NEW FULL BATH
- 04 EXISTING BATH WITH NEW FIXTURES AND SHOWER
- 05 NEW CASED OPENING - MATCH ROOM INTERIOR TRIM
- 06 STEEL FRAMED GLASS SMOKE SEPARATION WALL BETWEEN HALL AND UNIT - FINAL DETAILS WILL BE PROVIDED AT CONSTRUCTION DOCUMENTS
- 07 EXISTING TUB TO REMAIN - NEW SHOWER HEAD AND CURTAIN TO BE INSTALLED

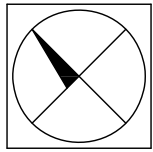
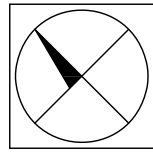


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DEMO PLAN KEYED NOTES

- A** REMOVE EXISTING LOUVERED VENT AND SAVE

PLAN GENERAL NOTES

REFER TO SHEETS A2.4 FOR ALL PHOTO TAG KEYS

DEMO PLAN GENERAL NOTES

REMOVE ALL INTERIOR WALLPAPER ON WALLS AND CEILINGS UNLESS NOTED OTHERWISE (POST 1992 ADDITION).

PROPOSED PLAN KEYED NOTES

- 01** NEW WALL AND DOOR, DOOR JAMB AND TRIM TO MATCH EXISTING  
**02** NEW FULL BATH  
**03** NEW OPERABLE IN-SWING EGRESS WINDOW - REF PHOTO E1.002

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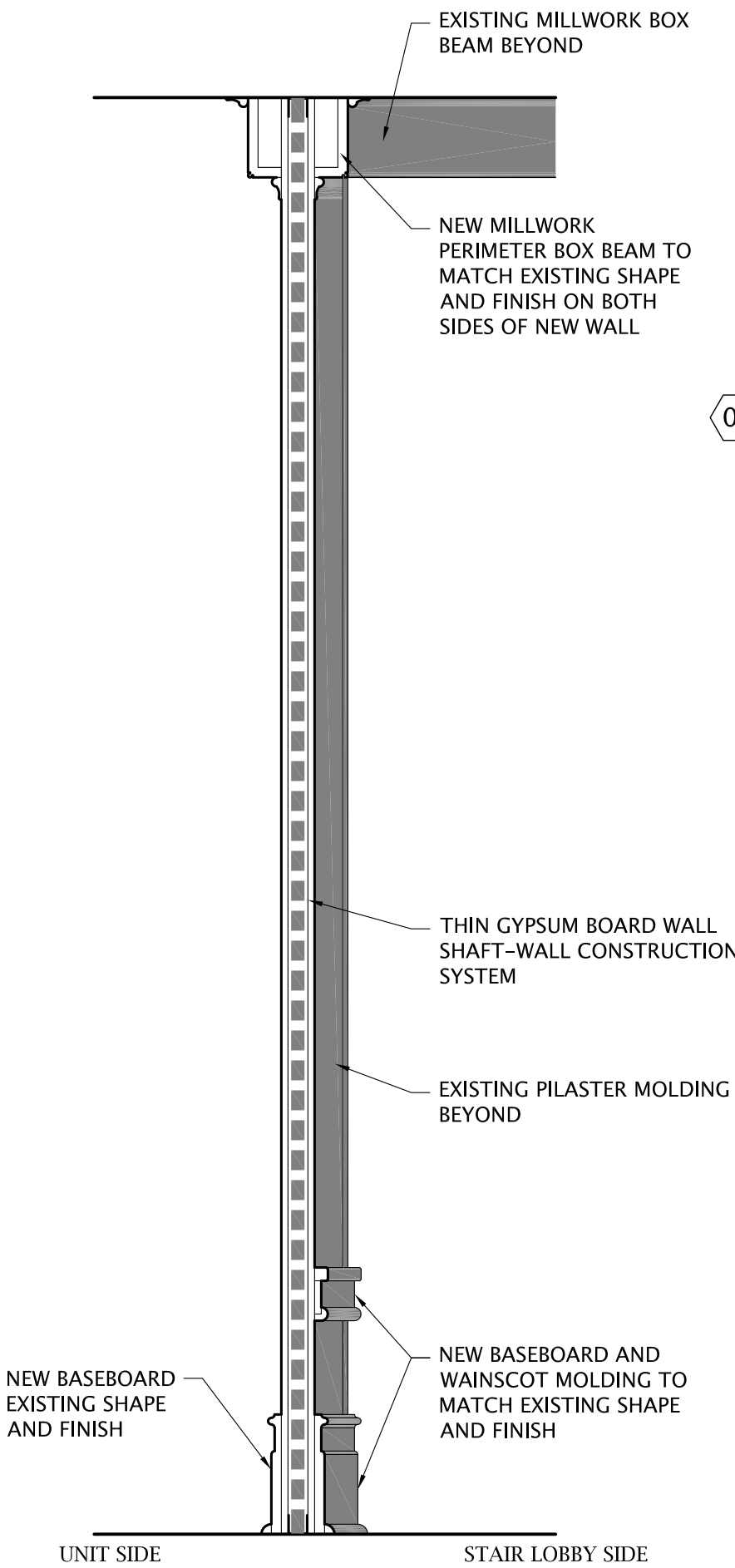
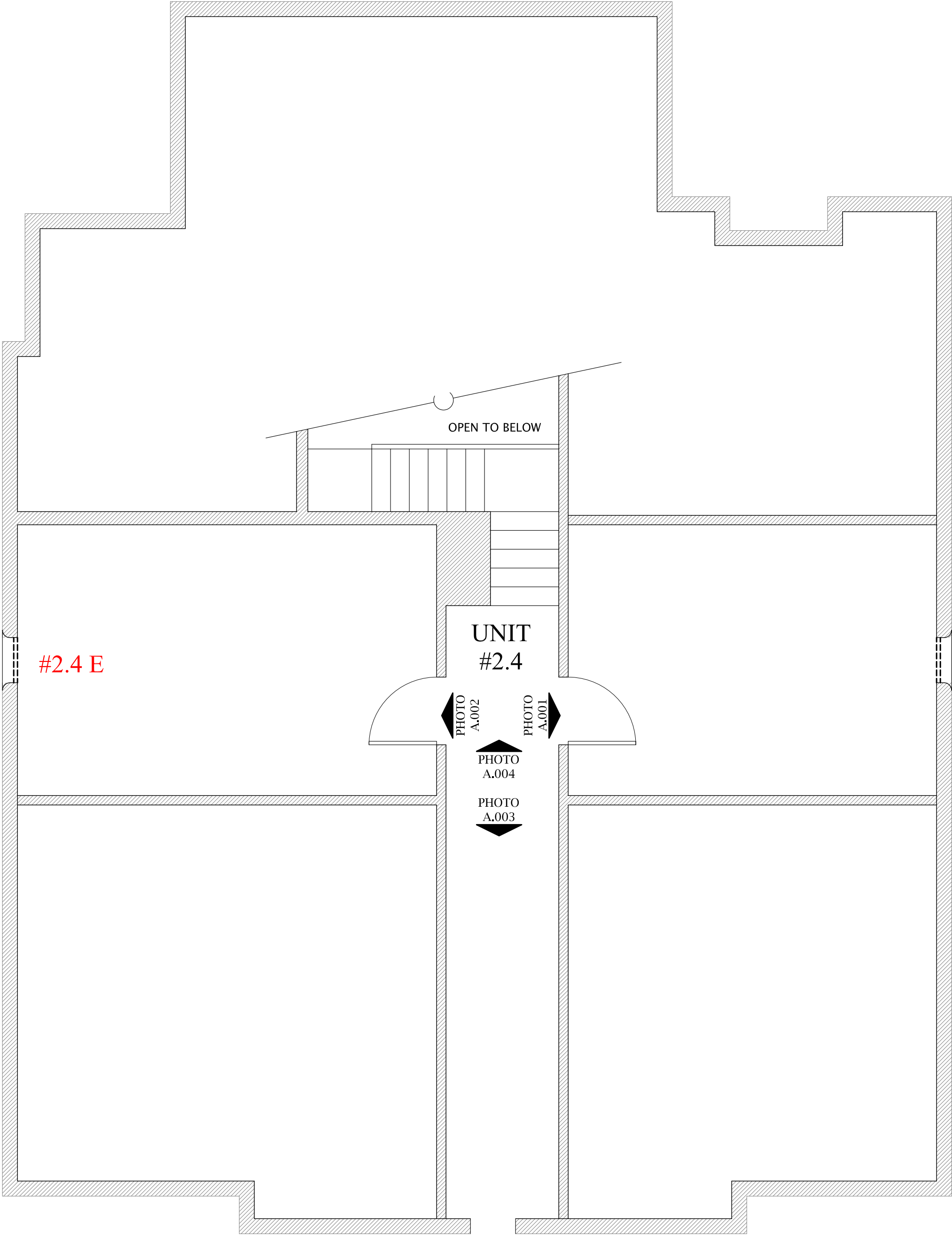
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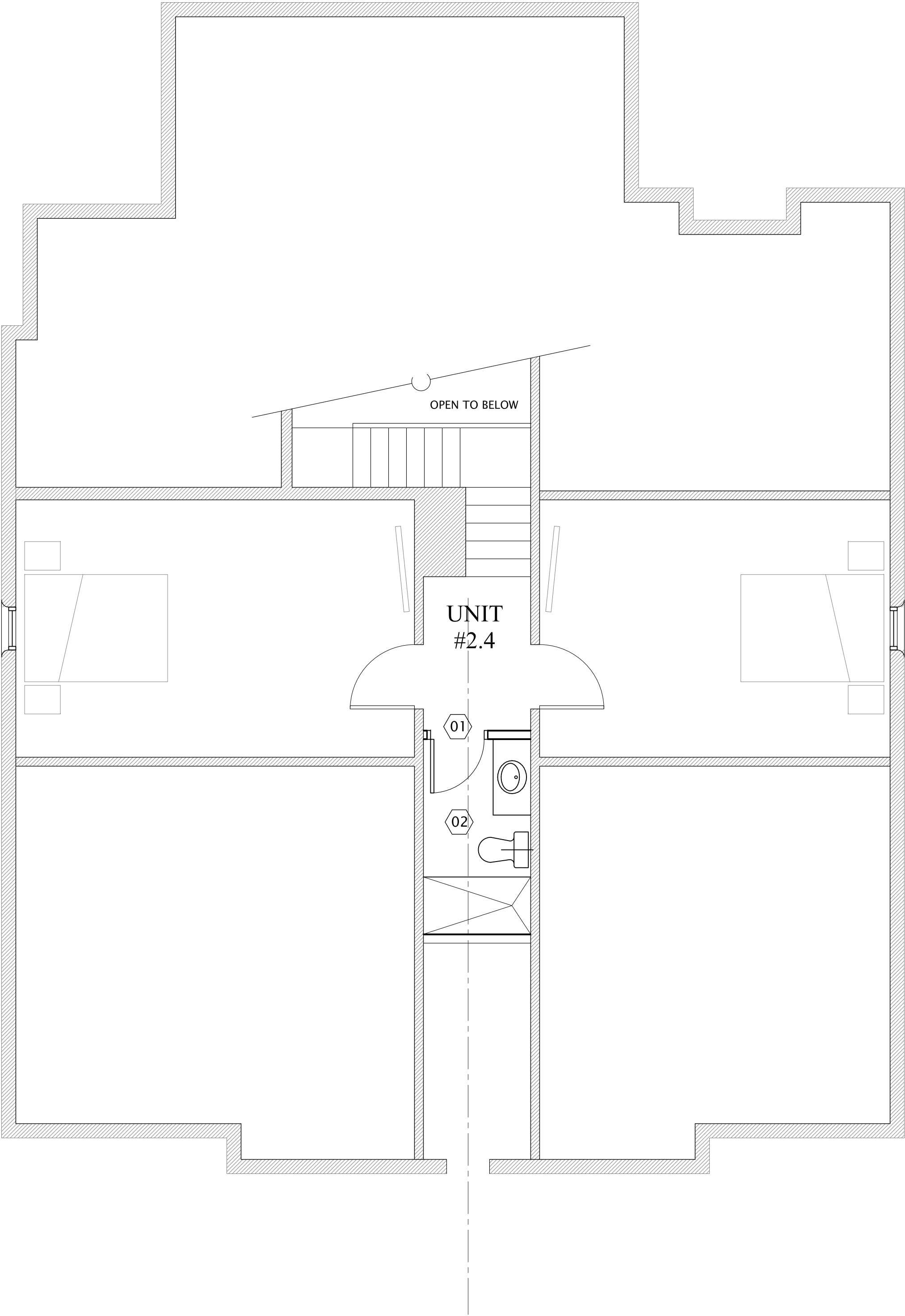
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1.3

LOFT FLOOR PLANS



**03** UNIT WALL @ MAIN STAIR LOBBY



**02** LOFT LEVEL PROPOSED  
SCALE: 1/4" = 1' 2' 1' 0' 2'

**01** LOFT LEVEL DEMOLITION  
SCALE: 1/4" = 1' 2' 1' 0' 2'





E1.007 WEST ELEVATION (FRONT-WEST)



E1.006 WEST ELEVATION (ADA ENTRY SIDE)



E1.005 WEST ELEVATION (ADA ENTRY)



E1.004 SOUTH ELEVATION (REAR)



E1.003A EAST ELEVATION (GARDEN ENTRY)



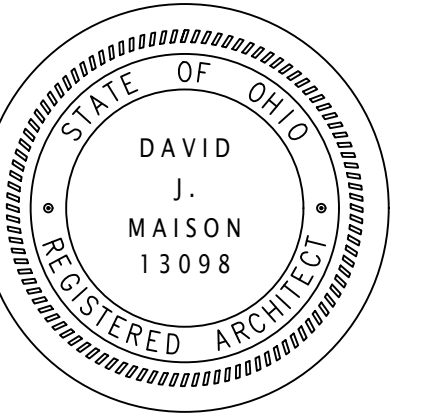
E1.003 EAST ELEVATION



E1.002 EAST ELEVATION



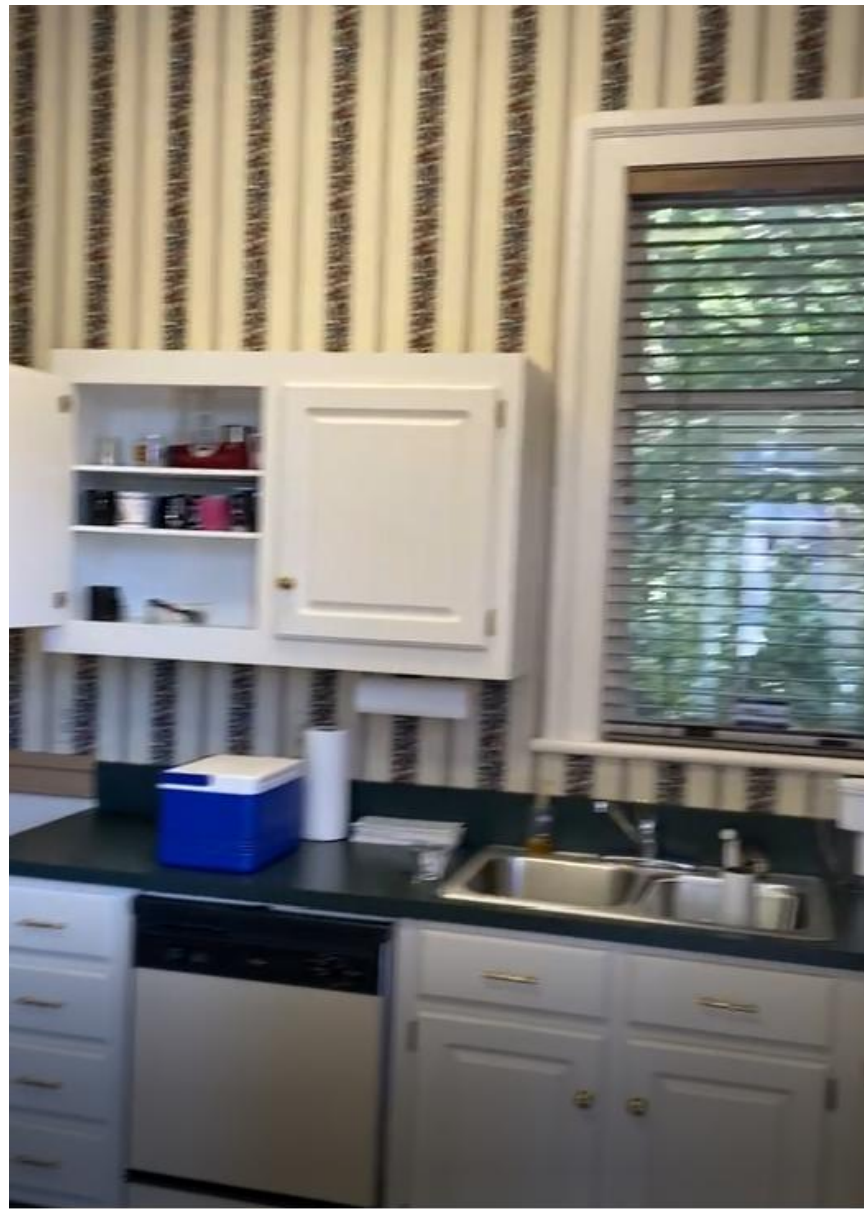
E1.001 SOUTH ELEVATION (ENTRY)



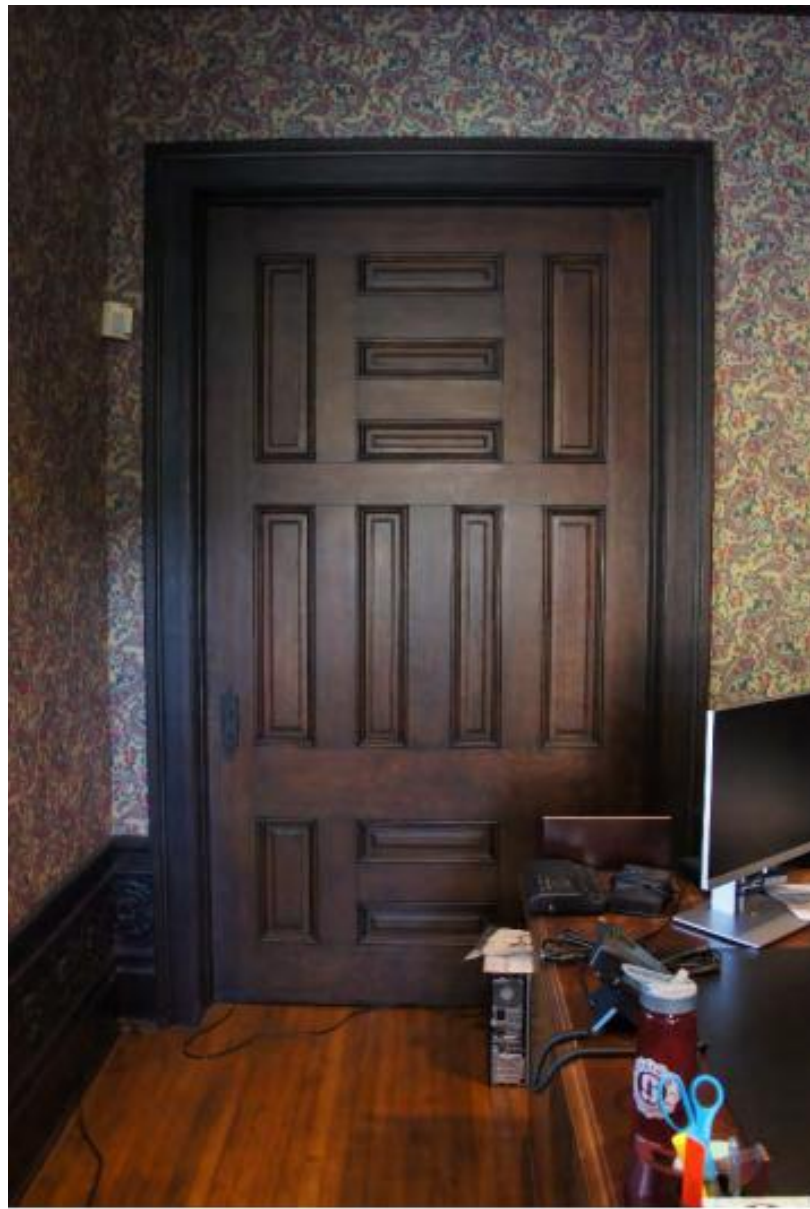




100.08 UNIT #1.2 BATHROOM



100.07 UNIT #1.2 KITCHEN



100.06 UNIT #1.1/2  
EXISTING POCKET DOOR



100.05 UNIT #1.1 @ FIREPLACE



100.04 COLUMN & TRIM  
DETAIL @ LOBBY



100.03 UNIT #1.1 HISTORIC



100.02 UNIT #1.1 FROM LOBBY



100.01 UNIT #1.1 FRONT PORCH



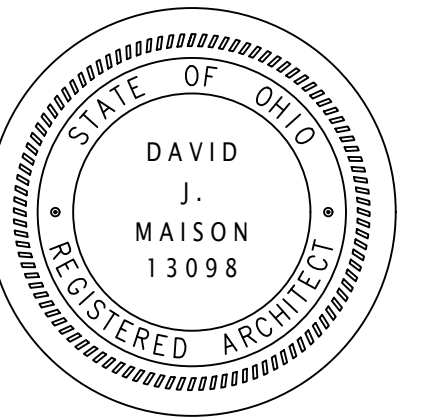
G.003 GARDEN UNIT



G.002 GARDEN UNIT



G.001 GARDEN UNIT







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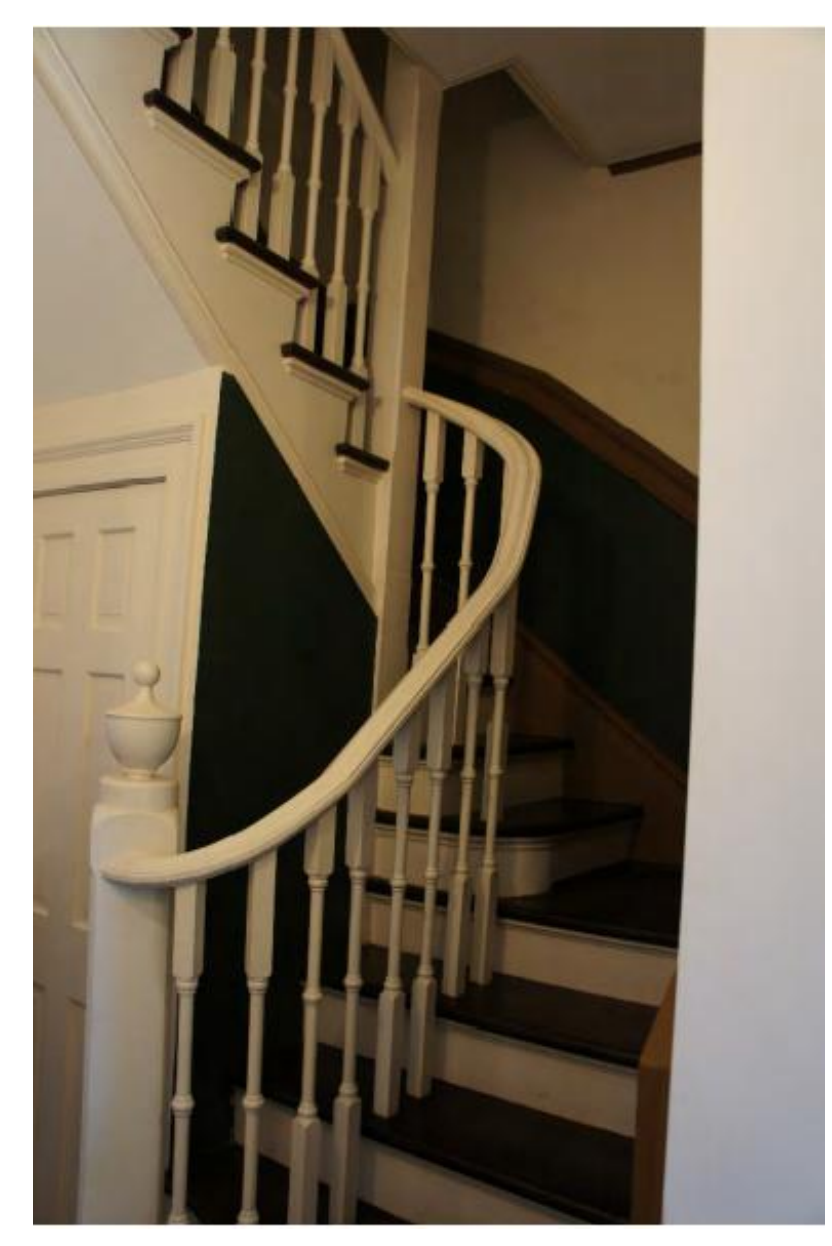
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INTERIOR CONTEXT  
PHOTOS



100.18 UNIT #1.3 EXISTING  
EXISTING BATHROOM



100.17 EXISTING BACK STAIR



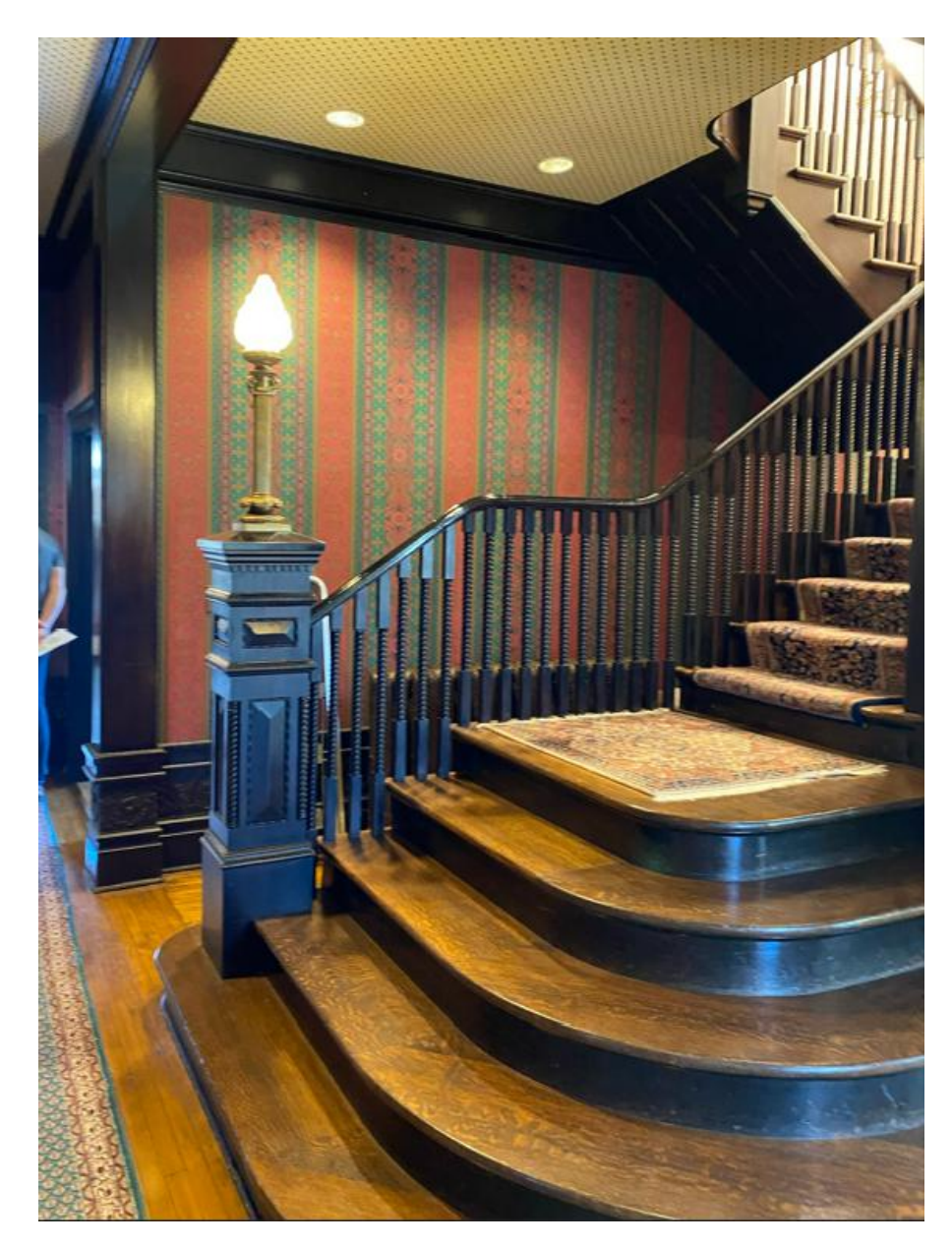
100.16 EXISTING  
LOBBY ENTRANCE



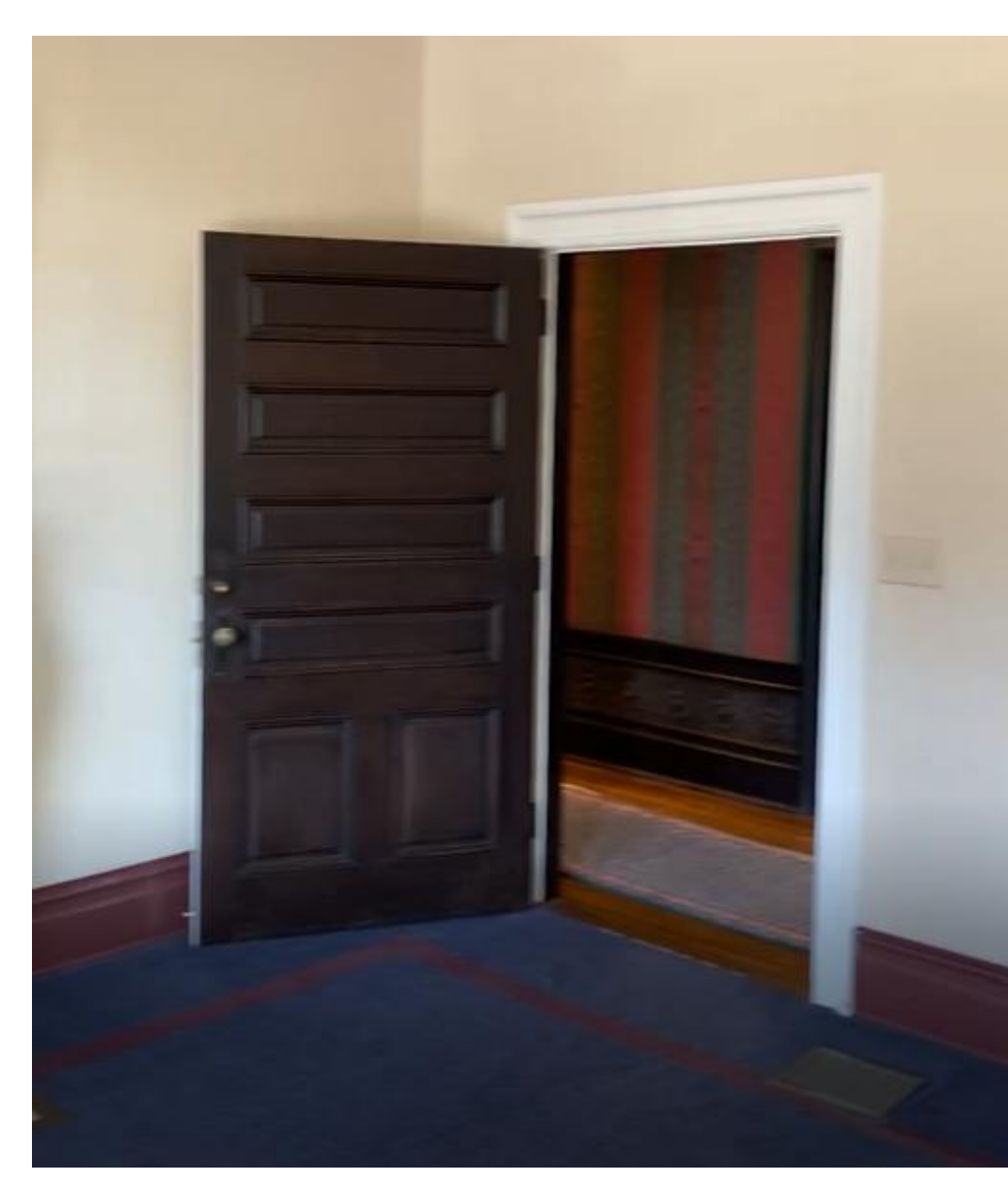
100.15 EXISTING  
ENCLOSED PORCH



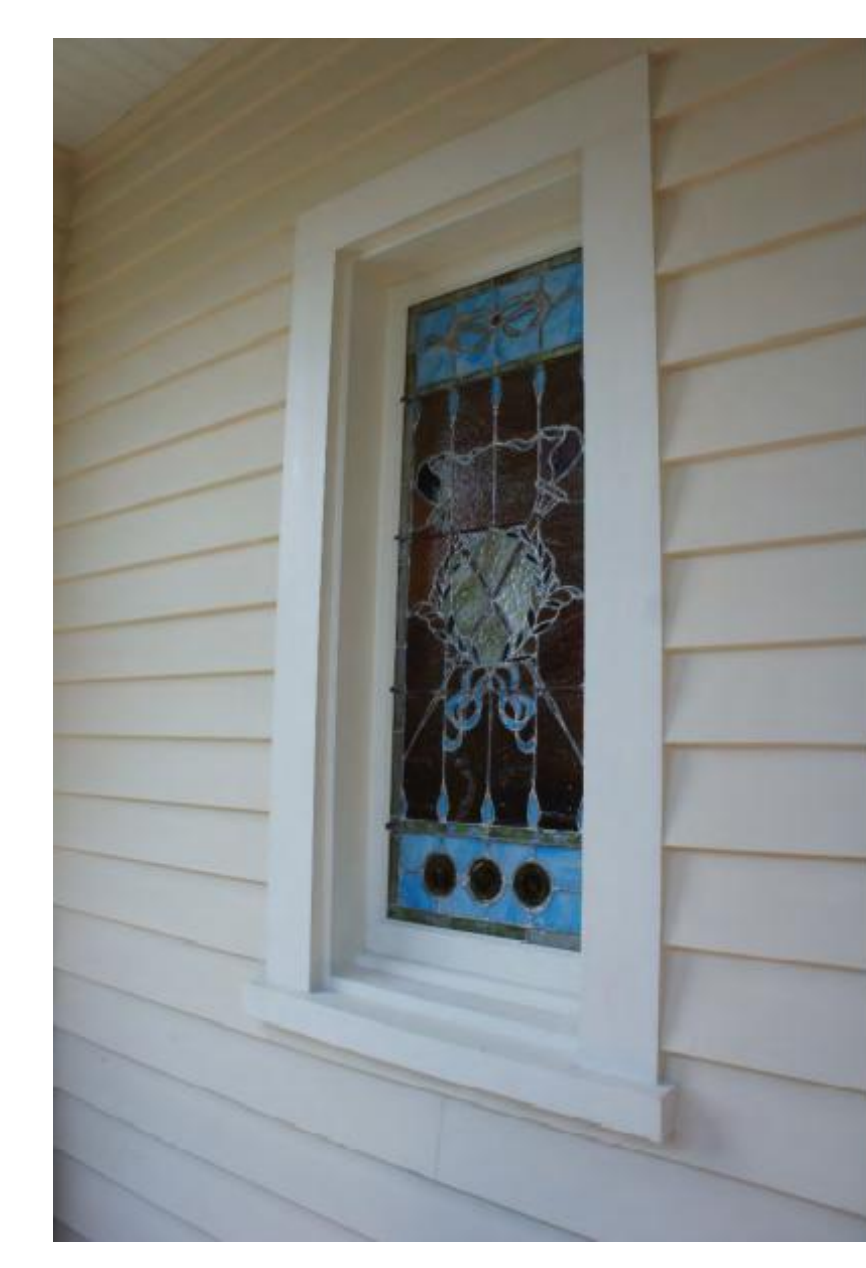
100.14 UNIT #1.1 EXISTING DOOR



100.13 EXISTING LOBBY  
STAIR & LIGHT



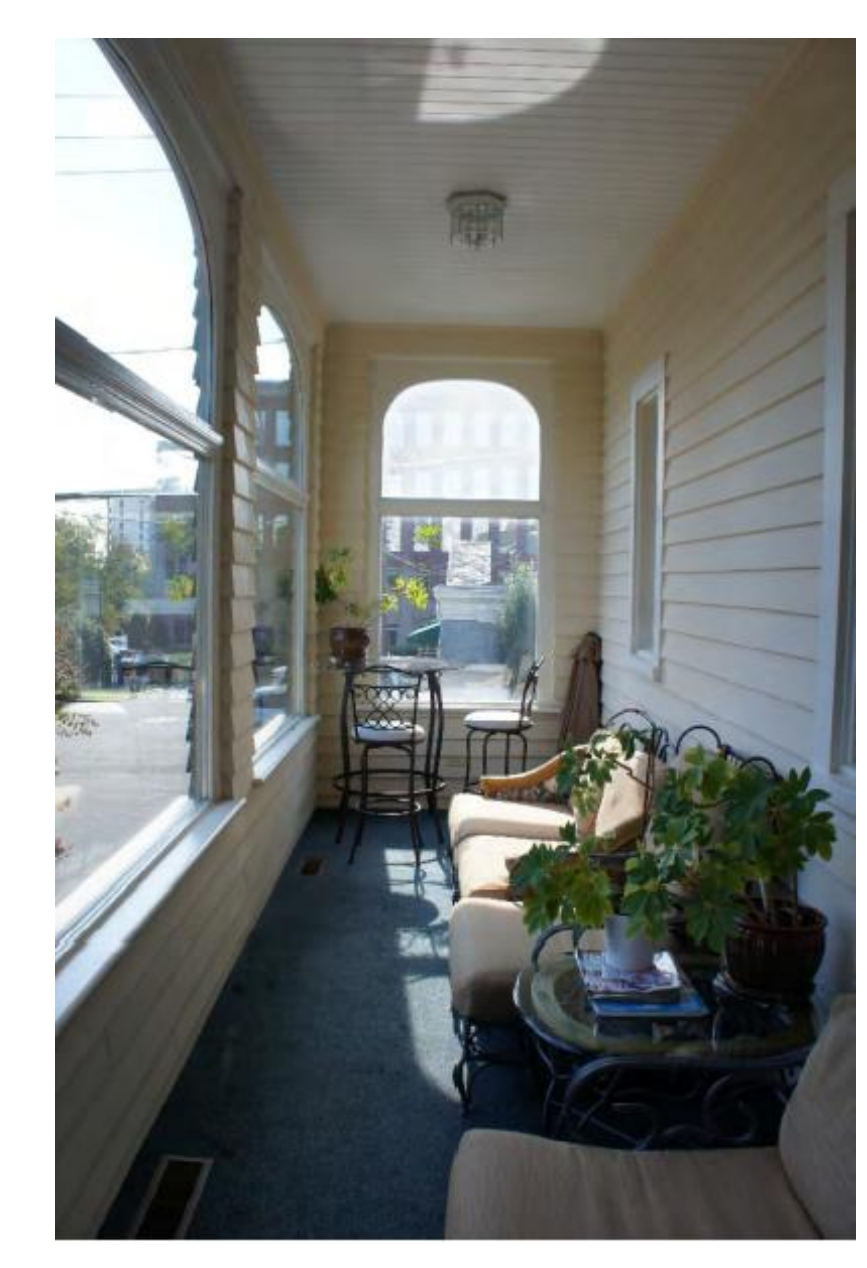
100.12 UNIT #1.3  
EXISTING DOOR



100.11 UNIT #1.3  
EXISTING WINDOW



100.10 UNIT #1.3 ENCLOSED  
PORCH AREA



100.09 UNIT #1.3 ENCLOSED  
PORCH AREA





200.10

UNIT #2.4 CLOSET WALL



200.09

UNIT #2.4  
LOFT STAIR



200.08

UNIT #2.3 EXIST.  
CLOSET WALL



200.07

UNIT #2.3 EXISTING FIREPLACE



200.06

UNIT #2.2 WALL FOR BATHROOM OPENINGS



200.05

UNIT #2.2 EXISTING RESTROOM



200.04

UNIT #2.1  
EXISTING WALL & DOOR



200.03

UNIT #2.1  
EXISTING FIREPLACE



200.02

UNIT #2.1 EXIST.  
FLOOR & WALL TILE



200.01

UNIT #2.1 SWITCHPLATE DETAIL

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A  
2.3

INTERIOR CONTEXT  
PHOTOS





A.004 UNIT #2.4



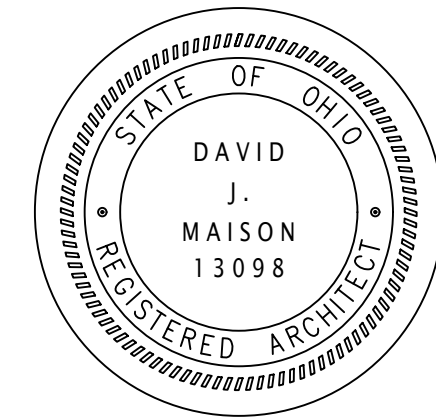
A.003 UNIT #2.4



A.002 UNIT #2.4



A.001 UNIT #2.4



DAVID J. MAISON  
LICENSE #13098  
EXP. DATE 12/31/2021